

Gaebel pre-CR monitoring report 2014

ACTON CONSERVATION TRUST PRE-GAEBEL CR MONITORING REPORT

1. Property name: Gaebel land pre- CR
2. Location (street address): 6 Piper Road (Rear), Acton
3. Date of inspection: June 24, 2014
4. Date of last pre-CR inspection: May 22, 2013
5. Size in acres: 5.24 acres
6. Year conservation restriction recorded: (CR is being drafted).
7. Owner name: Town of Acton
8. Owner address: 472 Main St., Acton, MA 01720
9. Length of present ownership (years, months): Purchased Feb. 2009; 6 years in Feb. 2015
10. Is owner the grantor?: Yes
11. Did the owner of the property accompany you on the inspection? Yes. Fran Portante, Town of Acton CR Coordinator, represented the Town.

- Identify how notice of visit was given or permission obtained:

Susan Mitchell, Acton Conservation Trust (ACT) scheduled the inspection with Fran Portante, Town of Acton CR Coordinator, and Dave Hardt, (ACT) for a mutually convenient time to inspect the boundaries.

Describe the details of your inspection (where you walked, etc.)

We began the inspection at the Town owned access point at 6 Piper Road, Parcel A. We identified the two stone bounds on the eastern margin of parcel A. The northern stone bound projects 4"-5" above the ground and is surrounded by poison ivy. The second stone bound was buried and difficult to unearth. It was dug out and surrounded by small stones to identify it. The top of this bound is painted a faded orange. (Note: Continue to bring a shovel or rake and bring orange spray paint). Continuing west along parcel A we observed the western end was heavily covered with Virginia creeper with just a small trail in the middle. The northern border of parcel A is a stone wall, which starts about 60 feet from Piper Road. Along the middle third of the stone wall, there is a tall painted

wood fence to the south of the stone wall, which makes it appear to be on parcel A.

The stone wall corner forming the northwest bound of parcel A was located as was the stone bound across the trail at the northeast corner of the garage on parcel A. We continued along the eastern boundary of the property observing the stone wall that forms the boundaries with the 8 Piper Road (Morse), 12 Piper Road (Corp./White) and 16 Piper Road (Chalmers) properties. We located the iron pipe at the northwest corner of the Corp/White property where an informal trail comes in from the east. Just to the west of the property bound (on parcel X) was a large brush pile and nearby evidence of recent burning at the base of a tree stump also on parcel x. We located the stone bound at the northwest corner of the Chalmers property, and confirmed the recent plantings on that property were to the east of the property line.

We continued along the trail to the northeast corner of parcel X, which has no formal bound but is identified by the end of a stone wall running from the West, and numerous orange flags were found at this corner. We then moved west along the northern boundary of the property along the stone wall in an area with very little understory, which was easy to walk through. We found the iron pipe marking and Northwest boundary of parcel X at the base of a large tree. It is well marked with orange flags. We then proceeded roughly south along the western boundary of parcel X and eventually a located the iron pipe at the Southwest extreme of the property. (This pipe should be repainted, but new flags were added above it.)

We then proceeded east along the southern boundary of the property locating the stone bound projecting clearly above an open vinca field. Continuing beyond that we located with some difficulty an unflagged iron pipe that is hard up against a small oak tree. (This pipe needs to be painted and the flag put someplace nearby.) We observed that parcel C, which is the restricted portion of the private property, was undisturbed. We then continued along the western boundary of parcel C up to a stone bound, which was easily located in reference to a prominent cistern at the top of the hill. The stone bound is unpainted, but there is a flag to locate it. The underbrush is fairly thick in this area, and the bound can be located by looking about 25 feet to the southeast of the cistern. Continuing east from the stone bound we located a second stone bound at the boundary of parcels Z and C. This was a smaller and apparently older stone bound without a hole in the center, and had been painted red on the sides and white on the top but the paint is faded. We then continued along the same line back to the starting stone bound to the north east of the garage structure.

In summary there was evidence that burning had occurred on the CR property behind 16 Piper Road (the Chalmers property) , evidence also of dumping of brush in that same area. There is also concern that the board fence along the northern margin of parcel A may actually be on parcel A.

12. Present use of restricted property: Conservation, passive recreation.

13. Note any possible violations of the terms of the conservation restriction (be as specific as possible): (CR is being drafted).

There was evidence that burning had occurred on the CR property behind 16 Piper Road (the Chalmers property), evidence also of dumping of brush in that same area. There is also concern that the board fence along the northern margin of parcel A may actually be on parcel A.

14. Present use of abutting properties: Residential, abutting 184 acres of town owned conservation land.

15. Describe examples of uses permitted by the terms of the restriction which have taken place since the last inspection: Passive recreation

16. Describe any rare or unusual plant or sign thereof: Lady slipper, though not seen this time.

17. Additional remarks (particularly as to the present condition of the property).


18. Names of monitoring team members:

Dave Hardt (Acton Conservation Trust), Fran Portante (Town CR Coordinator)

Time spent on property: 1.5 hour

Inspection team leader:

Dave Hardt



(Signature)

Date sent: July 17, 2014

Attachments:

Map with route of inspection

Route 24-1417

